



Harcourt Close, Wheldrake, York, YO19 6AN

- Peaceful Village Setting
- South-Facing Private Garden
- Open-Plan Living
- Sought-After Fulford School Catchment
- Double Garage With Potential
- Council Tax Band E

£450,000



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DESCRIPTION

This detached home offers an excellent opportunity for families seeking a peaceful village setting with access to highly regarded schools. With spacious interiors, a flexible layout, and a south-facing garden, it's well suited to modern family living.

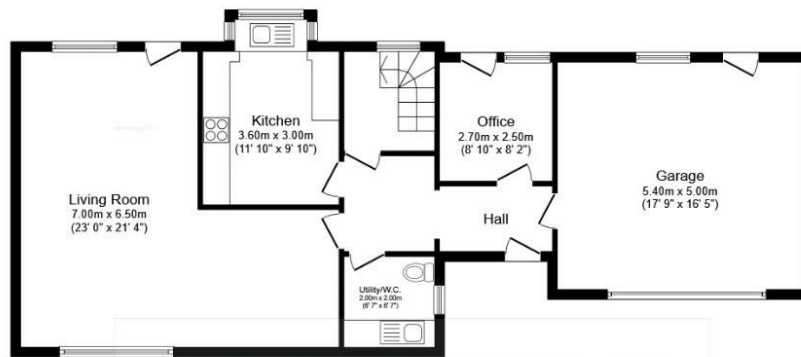
Positioned in a quiet cul-de-sac, the property is arranged to balance everyday practicality with comfort. The generous L-shaped lounge and dining area is bright and welcoming, thanks dual aspect windows that allow natural light throughout the day. A separate ground-floor room provides versatility, working equally well as a study, playroom, or guest bedroom. The kitchen is fitted with modern units and ample storage, with space for informal meals, while the adjoining utility room and WC add convenience.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a neatly presented family bathroom. Outside, the south-facing garden is private and secure, offering plenty of room for children to play or for entertaining in the sunshine. A double garage provides valuable parking and storage, with scope for future extension or improvement (subject to consent).

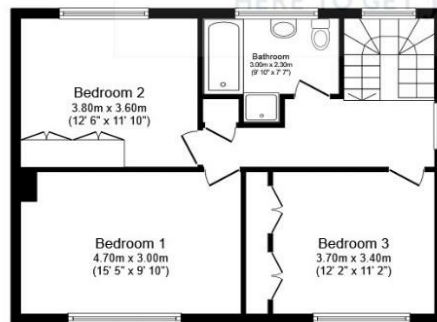
The property lies within the sought-after Fulford School catchment, making it particularly appealing to families prioritising education. The village location combines a safe, community-minded atmosphere with excellent transport links, including easy access to the A64 and York city centre. Local shops, parks, and amenities are close at hand, creating a well-rounded environment for long-term family living.







Ground Floor



First Floor

Total floor area 157.6 sq.m. (1,697 sq.ft.) approx

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Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

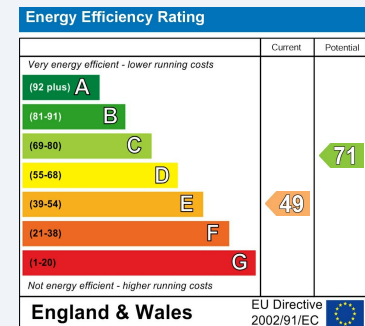
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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